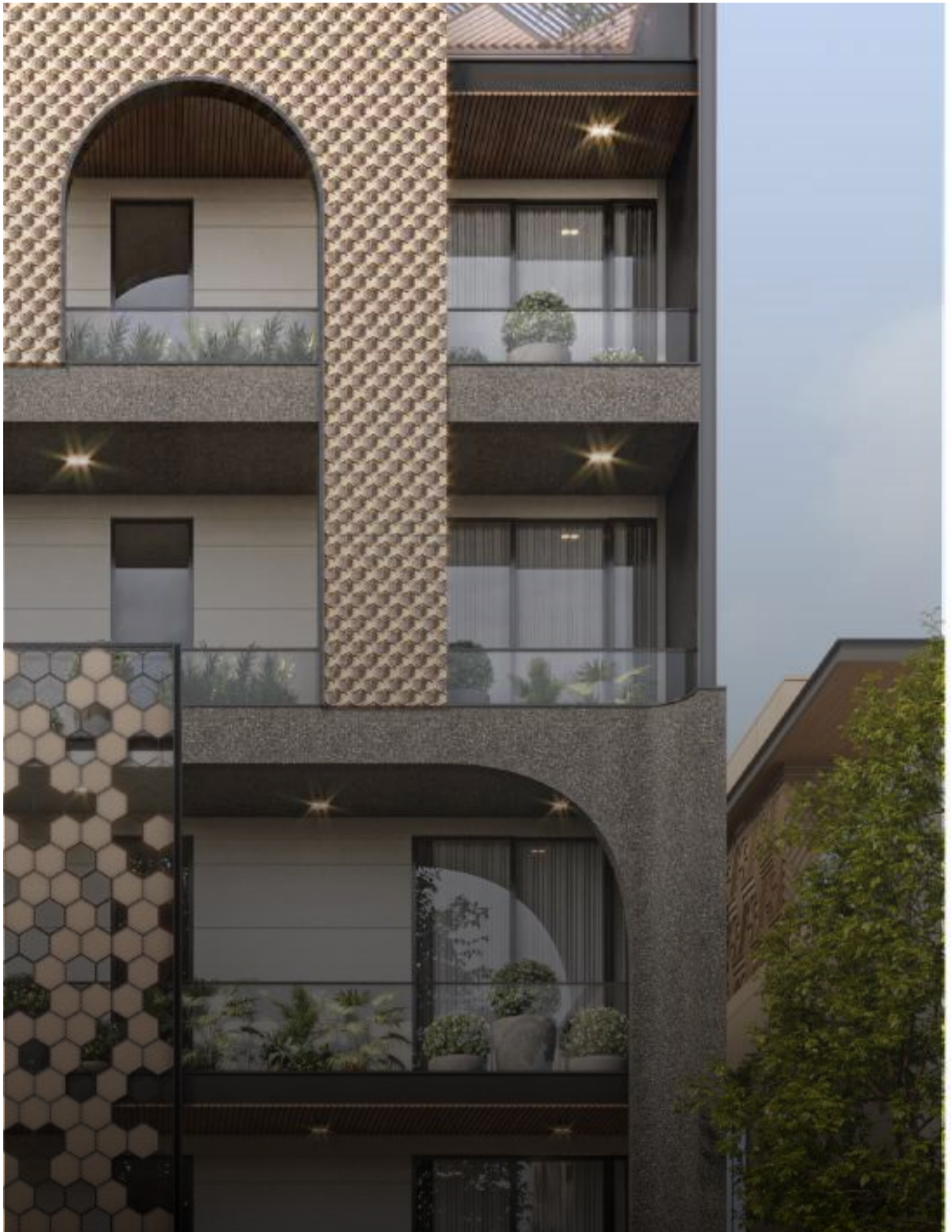


advitiya

Unmatched excellence.



Discover the unparalleled essence of joy, unlike anything you've ever experienced.

DESIGNED BY



BUILT BY



advitiya

Unmatched excellence.

By Arohan Homes

Welcome to 'Advitiya', where luxury finds its pinnacle. This 4BHK builder floor project showcases a striking facade, symbolizing modern elegance, where each unit is thoughtfully designed to maximize space and comfort, offering a perfect sanctuary for you and your family. Advitiya offers spacious living areas, well-lit rooms, and high-quality finishes to maximize comfort and style. Experience unmatched luxury and distinction where your dream of elegant living awaits.

Features & Pricing

Location: 12M, Birch Street, Malibu Town

Area: 311 sq.yds. (2200 sq.ft.)

- UPPER GROUND
- FIRST FLOOR
- SECOND FLOOR
- TOP FLOOR WITH TERRACE



Inviting Entrance
Lobby



Efficient Space
Planning



Secure Gated
Community



Two-side Open Plot
Diagonally Facing Park



Duct/Split ACs in all
rooms by **HITACHI**.



Italian marble imported
flooring by **STONEX**.



KOHLER bathroom
fixtures with body shower
and thermostat diverter



Future Ready EV
Charging Ports & Optical
Fibers on all floors.



Reserved stilt parking for 2
cars with each floor +
servant room



Water Feature on Terrace
Garden with Party Area,
Bar and Gazebo.



KONE 6 Passenger Lift
with no touch sensor
button glass panels.



High quality kitchen fittings
by **KAFF**. High end hob,
chimney, 70 ltr oven and
28 ltr microwave.

Facade



Stilt Floor Plan



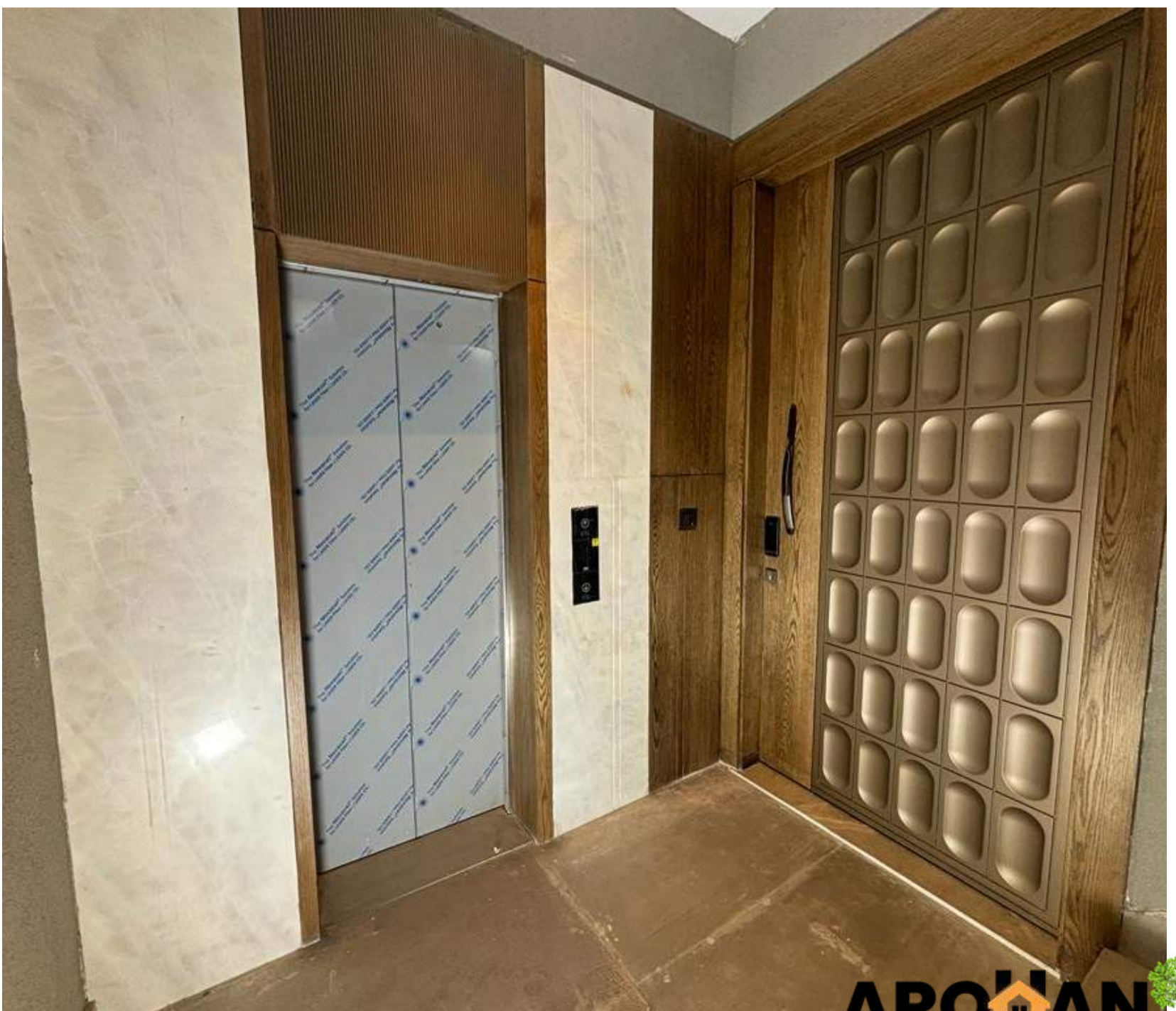
Typical Floor Plan



Luxurious Entrance Lobby

The grandeur of the entrance is elevated by the exquisite design of the door and lift.

The intricate details etched into the wood of the door reflect the skilled craftsmanship of the artisan who created it. As you pass through the doorway and enter the space beyond, you can't help but feel a sense of awe and wonder at the beauty and majesty that surrounds you.



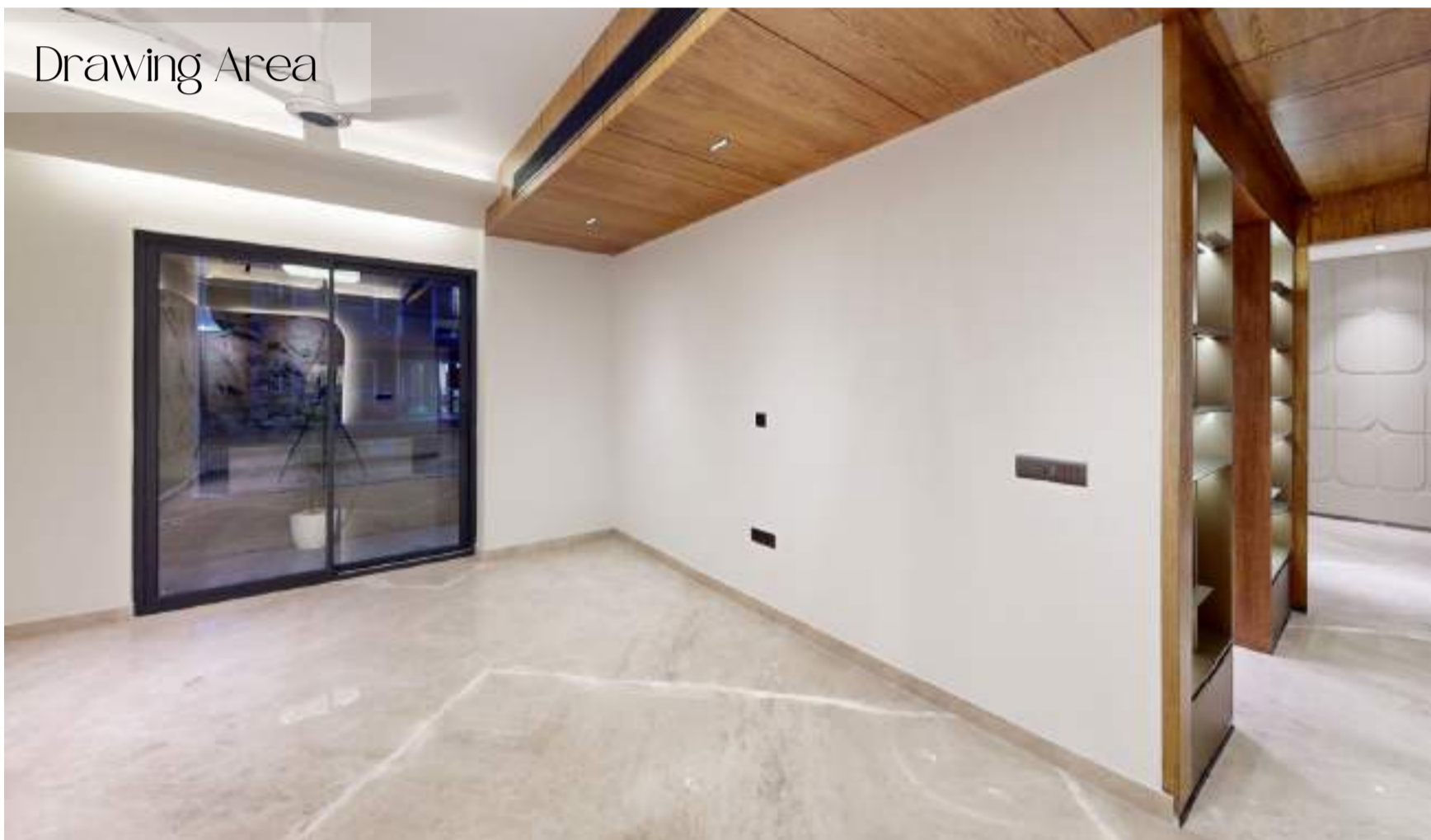
Never seen
before work
of art!



Drawing Area



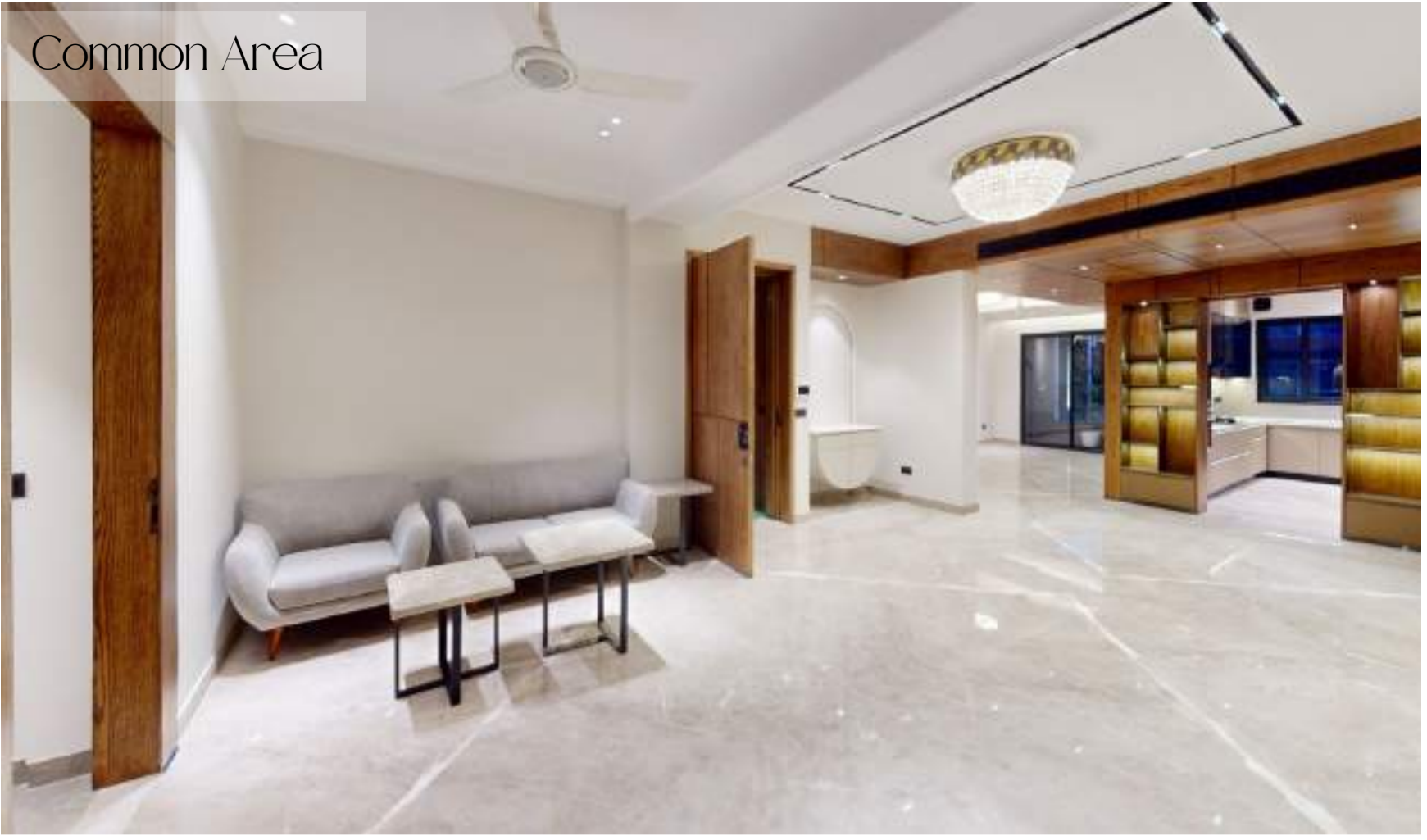
Drawing Area



Common Area



Common Area



Kitchen



Kitchen



Welcome to a Stunning Kitchen Entrance!



Contemporary kitchen doors offer both privacy and aesthetic appeal, serving as a work of art in the culinary space.



Bedroom



Bedroom



Bedroom



Washroom 01



Washroom 02



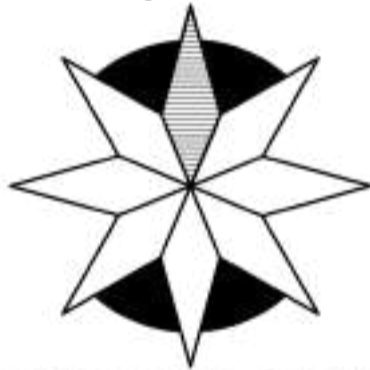
Washroom 03



ARONIAN

THE BOUTIQUE HOMES

BUILT BY



SUNRISE LIVING

DESIGNED BY



House & Beyond